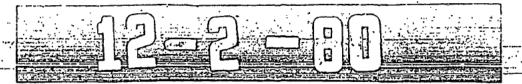
(b) (6) to City of Portland (PDC)

123/1/1980 - Warranty Deed - Book 1487

Page 820





DEADHEAD

WARRANTY BEED

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BOOK | 487 FACE 820

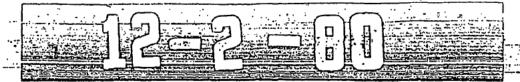
KNOW ALL MEN BY THESE PRESENTS, That (b) (6), hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by the CITY OF PORTLAND, acting by and through the PORTLAND DEVELOPMENT COMMISSION as the duly designated Grantee Renewal Agency of the City of Portland, hereinafter called Grantee, does hereby grant, bargain, seil and convey unto the said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtanances thereunto belinging or appertaining, situated in the County of Kultnomah and State of Oregon, described as follows' to-wit:

A tract of land in Section 12, Township 1 Horth, Range 1 West of the Willemette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point in the Southerly right of way line of the Oregon-Washington Railroad & Mavigation Company at its intersection with the Southerly extension of the centerline of Morth Tyler Avenue; thence Westerly along the Southerly right of way line of the Oregon-Washington Railroad & Navigation Company to an intersection with the Southerly extension of the centerline of M. Van Buren Avenue; thence South 26° 12' 05" West along the Southerly extension of the centerline of N. Van Buren Avenue to the harborline of the Millamette River; thence South 60° 31' East along said harborline, 260.80 feet to an intersection with the Southerly extension of the centerline of N. Tyler Avenue; thence North 26° 12' 05" East along said Southerly extension of the centerline of N. Tyler Avenue; thence North 26° 12' 05" East along said Southerly extension of the centerline of N. Tyler Avenue; thence

TOGETHER WITH a non-exclusive roadway easement for ingress and egress; TOGETHER WITH an easement for spur track facilities . being 30 feet in width over the following described tract of land:

The Northeasterly line of said essement being the Southwesterly line of the Oregon-Washington Relirond & Mavigation Company right of may and the Southwesterly line of said essement being 30 feet Southwesterly of and parallel to the said Southwesterly line of the Oregon-Washington Railrond & Mavigation Company right of may and said essement extending from the Northwesterly line of the above described tract of land to the Southerly extension of the Morthwesterly line of N. Nichmond Avenue.



BOOK 1487 HAS 821

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully saized in fee simple of the above granted premises, free from all encumbrances with the exception of:

- Rights of the public and of governmental bodies in that portion of the above-described property lying below the high water mark of the Willemette River.
- 2. An easement created by instrument, including the terms and provisions thereof.
 Recorded : December 19, 1901 Book: 286 Page: 2 in Favor 0f : Adjacent property owner for : Railroad slope
 Over : Affects Kortheasterly portion.

Page: 249

- 3. Spur track agreement, including terms and provisions thereof, eccorded : June 14, 1938
- Book: 452
- and provisions thereof,
 Recorded : May 9, 1947 Book: 1170 Page: 3
 in Favor Of : The City of Portland, a municipal corporation 4. An easement created by instrument, including the terms Page: 325

Over

z Exact location not disclosed.

5. The right title and interest of the State of Oregon in any portions of said property which may be situated below the ordinary low water line of the Willamette River.

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and domands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ONE MUNDRED TEN TROUSAND and NO/100 DOLLARS (\$110.000.00).

in Witness Whereof, the Grantor has executed this instrument this day of Occasion 1980.

(b) (6)

Page 2 - DEED

DEC2 1980



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7 .	N. 19. 19. 19. 19. 19. 19. 19. 19. 19. 19	:
	STATE OF OREGON County of Nultromah book 487 mg 822	•
(0)	Fersonally appeared the above named (b) (6) and schooledged the foregoing instrument to be this voluntary act and deed; Before me: SEAL SEAL SEAL ROTATY Public for Oregon Hy Commission expires:	7
;	Frenter: (b) (6) Portland, Oregon 97229 Crantee: Portland Development Commission 1500 S.W. First Avenue Portland, Oregon 97201 After recording return to and send all tax statements to: Portland Development Commission 1500 S.W. First Avenue	
	Portland, Oregon 97201 Attn: 0. Lyon 4151	•
93653	WUTTOWN COUNTY, ORECONDENS	· 620/
	\$3653	

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